

EXHIBIT B

FINAL CLEANUP ACTION PLAN



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HAMILTON STREET BRIDGE SITE

SPOKANE, WA

Washington Department of Ecology

Eastern Regional Office

Toxics Cleanup Program

AUGUST 10, 2001

EXECUTIVE SUMMARY

This Final Cleanup Action Plan (FCAP) presents the selected remedial action for the Hamilton Street Bridge Site located in Spokane, Washington, developed in accordance with the Model Toxics Control Act (MTCA), Chapter 70.105D RCW and Chapter 173-340 WAC. The FCAP is issued after having completed the public comment period for the Draft Cleanup Action Plan (DCAP), and after review and consideration of the comments received.

The Hamilton Street Bridge Site was once the location of the Spokane Manufactured Gas Plant (SGP) and the American Tar Company (ATC). The SGP used a coal gasification process to manufacture gas between 1905 and 1940. The ATC processed coal tar, a by-product of the SGP operation from the 1930s until 1967; shipping coal tar from Seattle after the SGP was shut down in 1940. Disposal practices at the SGP and ATC have resulted in the contamination of soil and ground water at the Site.

Actual or threatened releases of hazardous substances from this Site, if not addressed by implementing the proposed cleanup action, present a threat to human health and the environment.

The major components of the cleanup action include:

- Covering and bringing to grade the ATC area with clean soil or gravel;
- Use of existing fill materials as a barrier or cover for the contaminated soils in the SGP area;
- Stormwater management that includes abandonment of existing dry wells on Site;
- Construction of a streambank bioengineering along the vulnerable or impacted shoreline of the Spokane River;
- Ground water monitoring;
- Institutional controls that includes a Restrictive Covenant on the properties;
- Five-year reviews.

Ecology has determined that this selected remedy is protective of human health and the environment, and is permanent to the maximum extent practicable.